

RESIDENTIAL CONSTRUCTION DIGEST

Calgary



Date Released: December 2014

Canada

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Calgary Metropolitan Area

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LEGEND

Single Family	Text
Multiple Family.....	Text
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Alberta Centres of 50,000 + Population

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Zone Map

Table 1a: Calgary Metropolitan Area

Housing Starts: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	45	24	87.5	120	271	-55.7	165	295	-44.1
East	1	0	--	2	15	-86.7	3	15	-80.0
North	83	124	-33.1	12	63	-81.0	95	187	-49.2
Northeast	9	61	-85.2	4	193	-97.9	13	254	-94.9
Northwest	9	10	-10.0	2	4	-50.0	11	14	-21.4
South	73	46	58.7	10	176	-94.3	83	222	-62.6
Southeast	148	112	32.1	268	222	20.7	416	334	24.6
Southwest	6	14	-57.1	5	0	--	11	14	-21.4
West	24	46	-47.8	6	70	-91.4	30	116	-74.1
Total Calgary City	398	437	-8.9	429	1,014	-57.7	827	1,451	-43.0
Airdrie	50	73	-31.5	56	37	51.4	106	110	-3.6
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	36	37	-2.7	2	6	-66.7	38	43	-11.6
Cochrane	36	35	2.9	30	37	-18.9	66	72	-8.3
Crossfield	0	3	-100.0	0	0	--	0	3	-100.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	21	10	110.0	20	4	400.0	41	14	192.9
Total Rural	143	158	-9.5	108	84	28.6	251	242	3.7
Grand Total	541	595	-9.1	537	1,098	-51.1	1,078	1,693	-36.3

Table 1b: Calgary Metropolitan Area
Housing Starts: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	380	287	32.4	2,717	1,135	139.4	3,097	1,422	117.8
East	4	2	100.0	375	23	1,530.4	379	25	1,416.0
North	1,023	1,145	-10.7	953	738	29.1	1,976	1,883	4.9
Northeast	287	554	-48.2	699	395	77.0	986	949	3.9
Northwest	65	108	-39.8	633	163	288.3	698	271	157.6
South	530	361	46.8	1,083	439	146.7	1,613	800	101.6
Southeast	1,707	1,431	19.3	1,966	1,154	70.4	3,673	2,585	42.1
Southwest	31	117	-73.5	238	67	255.2	269	184	46.2
West	336	411	-18.2	251	191	31.4	587	602	-2.5
Total Calgary City	4,363	4,416	-1.2	8,915	4,305	107.1	13,278	8,721	52.3
Airdrie	737	710	3.8	784	847	-7.4	1,521	1,557	-2.3
Beiseker	1	0	--	0	0	--	1	0	--
Chestermere	336	259	29.7	79	190	-58.4	415	449	-7.6
Cochrane	413	373	10.7	372	351	6.0	785	724	8.4
Crossfield	20	9	122.2	16	0	--	36	9	300.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	197	220	-10.5	58	8	625.0	255	228	11.8
Total Rural	1,704	1,571	8.5	1,309	1,396	-6.2	3,013	2,967	1.6
Grand Total	6,067	5,987	1.3	10,224	5,701	79.3	16,291	11,688	39.4

Table 2a: Calgary Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	14	7	100.0	31	17	82.4	45	24	87.5
East	0	0	--	0	0	--	0	0	--	1	0	--	1	0	--
North	0	1	-100.0	0	0	--	70	66	6.1	13	57	-77.2	83	124	-33.1
Northeast	0	0	--	0	0	--	4	22	-81.8	5	39	-87.2	9	61	-85.2
Northwest	0	0	--	0	0	--	3	4	-25.0	6	6	0.0	9	10	-10.0
South	0	0	--	0	0	--	54	22	145.5	19	24	-20.8	73	46	58.7
Southeast	0	0	--	0	0	--	15	11	36.4	133	101	31.7	148	112	32.1
Southwest	0	0	--	0	0	--	6	5	20.0	0	9	-100.0	6	14	-57.1
West	0	0	--	0	0	--	18	14	28.6	6	32	-81.3	24	46	-47.8
Total Calgary City	0	1	-100.0	0	0	--	184	151	21.9	214	285	-24.9	398	437	-8.9
Airdrie	1	0	--	0	0	--	14	8	75.0	35	65	-46.2	50	73	-31.5
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	2	1	100.0	0	0	--	18	3	500.0	16	33	-51.5	36	37	-2.7
Cochrane	0	0	--	0	0	--	15	7	114.3	21	28	-25.0	36	35	2.9
Crossfield	0	0	--	0	0	--	0	0	--	0	3	-100.0	0	3	-100.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	18	4	350.0	3	6	-50.0	21	10	110.0
Total Rural	3	1	200.0	0	0	--	65	22	195.5	75	135	-44.4	143	158	-9.5
Grand Total	3	2	50.0	0	0	--	249	173	43.9	289	420	-31.2	541	595	-9.1

Table 2b: Calgary Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	1	2	-50.0	0	0	--	148	96	54.2	231	189	22.2	380	287	32.4
East	0	0	--	0	0	--	3	0	--	1	2	-50.0	4	2	100.0
North	1	1	0.0	0	0	--	759	570	33.2	263	574	-54.2	1,023	1,145	-10.7
Northeast	0	0	--	0	0	--	46	151	-69.5	241	403	-40.2	287	554	-48.2
Northwest	6	2	200.0	0	0	--	32	52	-38.5	27	54	-50.0	65	108	-39.8
South	0	2	-100.0	0	0	--	246	111	121.6	284	248	14.5	530	361	46.8
Southeast	0	1	-100.0	1	0	--	98	167	-41.3	1,608	1,263	27.3	1,707	1,431	19.3
Southwest	0	1	-100.0	0	0	--	14	31	-54.8	17	85	-80.0	31	117	-73.5
West	0	15	-100.0	2	0	--	219	139	57.6	115	257	-55.3	336	411	-18.2
Total Calgary City	8	24	-66.7	3	0	--	1,565	1,317	18.8	2,787	3,075	-9.4	4,363	4,416	-1.2
Airdrie	17	3	466.7	0	0	--	227	83	173.5	493	624	-21.0	737	710	3.8
Beiseker	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Chestermere	10	1	900.0	0	0	--	118	17	594.1	208	241	-13.7	336	259	29.7
Cochrane	2	3	-33.3	0	0	--	144	49	193.9	267	321	-16.8	413	373	10.7
Crossfield	0	0	--	1	0	--	5	4	25.0	14	5	180.0	20	9	122.2
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	10	22	-54.5	1	0	--	112	110	1.8	74	88	-15.9	197	220	-10.5
Total Rural	39	29	34.5	2	0	--	607	263	130.8	1,056	1,279	-17.4	1,704	1,571	8.5
Grand Total	47	53	-11.3	5	0	--	2,172	1,580	37.5	3,843	4,354	-11.7	6,067	5,987	1.3

Table 3a: Calgary Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	82	0	0	0	32	6	38	0	120
East	2	0	0	0	0	0	0	0	2
North	12	0	0	0	0	0	0	0	12
Northeast	4	0	0	0	0	0	0	0	4
Northwest	2	0	0	0	0	0	0	0	2
South	10	0	0	0	0	0	0	0	10
Southeast	24	0	64	64	28	152	180	0	268
Southwest	0	0	0	0	5	0	5	0	5
West	6	0	0	0	0	0	0	0	6
Total Calgary City	142	0	64	64	65	158	223	0	429
Airdrie	2	0	0	0	26	0	26	28	56
Beisokar	0	0	0	0	0	0	0	0	0
Chestermere	2	0	0	0	0	0	0	0	2
Cochrane	8	0	0	0	22	0	22	0	30
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	20	0	0	0	0	0	0	0	20
Total Rural	32	0	0	0	48	0	48	28	108
Grand Total	174	0	64	64	113	158	271	28	537

Table 3b: Calgary Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	574	0	141	141	135	1,867	2,002	0	2,717
East	6	0	98	98	0	271	271	0	375
North	48	0	0	0	569	336	905	0	953
Northeast	76	0	0	0	280	343	623	0	699
Northwest	54	0	80	80	8	491	499	0	633
South	118	0	67	67	38	860	898	0	1,083
Southeast	208	0	134	134	514	1,098	1,612	12	1,966
Southwest	2	0	135	135	49	52	101	0	238
West	56	0	0	0	62	133	195	0	251
Total Calgary City	1,142	0	655	655	1,655	5,451	7,106	12	8,915
Airdrie	40	0	0	0	228	436	664	80	784
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	32	0	0	0	27	0	27	20	79
Cochrane	112	0	0	0	228	32	260	0	372
Crossfield	16	0	0	0	0	0	0	0	16
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	58	0	0	0	0	0	0	0	58
Total Rural	258	0	0	0	483	468	951	100	1,309
Grand Total	1,400	0	655	655	2,138	5,919	8,057	112	10,224

Table 4a: Calgary Metropolitan Area
Housing Completions: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	4	14	-71.4	58	30	93.3	62	44	40.9
East	0	0	--	0	0	--	0	0	--
North	103	132	-22.0	36	6	500.0	139	138	0.7
Northeast	35	74	-52.7	70	7	900.0	105	81	29.6
Northwest	3	5	-40.0	0	8	-100.0	3	13	-76.9
South	47	19	147.4	18	0	--	65	19	242.1
Southeast	181	236	-23.3	146	241	-39.4	327	477	-31.4
Southwest	0	2	-100.0	51	0	--	51	2	2,450.0
West	34	49	-30.6	105	19	452.6	139	68	104.4
Total Calgary City	407	531	-23.4	484	311	55.6	891	842	5.8
Airdrie	40	64	-37.5	23	80	-71.3	63	144	-56.3
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	28	24	16.7	0	14	-100.0	28	38	-26.3
Cochrane	41	29	41.4	33	89	-62.9	74	118	-37.3
Crossfield	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	6	9	-33.3	0	0	--	6	9	-33.3
Total Rural	115	127	-9.4	56	183	-69.4	171	310	-44.8
Grand Total	522	658	-20.7	540	494	9.3	1,062	1,152	-7.8

Table 4b: Calgary Metropolitan Area
Housing Completions: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	304	251	21.1	2,067	1,154	79.1	2,371	1,405	68.8
East	3	1	200.0	143	132	8.3	146	133	9.8
North	1,104	1,028	7.4	684	469	45.8	1,788	1,497	19.4
Northeast	444	481	-7.7	459	798	-42.5	903	1,279	-29.4
Northwest	83	116	-28.4	546	203	169.0	629	319	97.2
South	410	230	78.3	217	87	149.4	627	317	97.8
Southeast	1,542	1,521	1.4	1,086	1,198	-9.3	2,628	2,719	-3.3
Southwest	87	125	-30.4	99	94	5.3	186	219	-15.1
West	338	457	-26.0	387	168	130.4	725	625	16.0
Total Calgary City	4,315	4,210	2.5	5,688	4,303	32.2	10,003	8,513	17.5
Airdrie	706	706	0.0	712	832	-14.4	1,418	1,538	-7.8
Beiseker	0	1	--	0	0	--	0	1	--
Chestermere	280	166	68.7	73	273	-73.3	353	439	-19.6
Cochrane	411	315	30.5	260	259	0.4	671	574	16.9
Crossfield	20	5	300.0	2	0	--	22	5	340.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	174	233	-25.3	12	4	200.0	186	237	-21.5
Total Rural	1,591	1,426	11.6	1,059	1,368	-22.6	2,650	2,794	-5.2
Grand Total	5,906	5,636	4.8	6,747	5,671	19.0	12,653	11,307	11.9

Table 5a: Calgary Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	3	11	-72.7	1	3	-66.7	4	14	-71.4
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	1	-100.0	0	0	--	103	131	-21.4	0	0	--	103	132	-22.0
Northeast	0	0	--	0	0	--	35	74	-52.7	0	0	--	35	74	-52.7
Northwest	0	0	--	0	0	--	3	5	-40.0	0	0	--	3	5	-40.0
South	0	0	--	0	0	--	47	19	147.4	0	0	--	47	19	147.4
Southeast	3	7	-57.1	0	0	--	178	229	-22.3	0	0	--	181	236	-23.3
Southwest	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
West	0	1	-100.0	0	1	-100.0	34	47	-27.7	0	0	--	34	49	-30.6
Total Calgary City	3	9	-66.7	0	1	-100.0	403	518	-22.2	1	3	-66.7	407	531	-23.4
Airdrie	2	2	0.0	0	0	--	38	62	-38.7	0	0	--	40	64	-37.5
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	1	1	0.0	0	0	--	27	23	17.4	0	0	--	28	24	16.7
Cochrane	1	0	--	0	0	--	40	29	37.9	0	0	--	41	29	41.4
Crossfield	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	1	-100.0	0	0	--	6	8	-25.0	0	0	--	6	9	-33.3
Total Rural	4	4	0.0	0	0	--	111	123	-9.8	0	0	--	115	127	-9.4
Grand Total	7	13	-46.2	0	1	-100.0	514	641	-19.8	1	3	-66.7	522	658	-20.7

Table 5b: Calgary Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	4	5	-20.0	0	1	-100.0	285	220	29.5	15	25	-40.0	304	251	21.1
East	0	0	--	0	0	--	3	1	200.0	0	0	--	3	1	200.0
North	5	4	25.0	1	0	--	1,098	1,024	7.2	0	0	--	1,104	1,028	7.4
Northeast	0	1	-100.0	0	0	--	444	480	-7.5	0	0	--	444	481	-7.7
Northwest	7	6	16.7	0	0	--	76	110	-30.9	0	0	--	83	116	-28.4
South	4	1	300.0	0	1	-100.0	402	228	76.3	4	0	--	410	230	78.3
Southeast	16	40	-60.0	1	2	-50.0	1,524	1,478	3.1	1	1	0.0	1,542	1,521	1.4
Southwest	5	7	-28.6	0	0	--	81	118	-31.4	1	0	--	87	125	-30.4
West	10	28	-64.3	0	3	-100.0	326	419	-22.2	2	7	-71.4	338	457	-26.0
Total Calgary City	51	92	-44.6	2	7	-71.4	4,239	4,078	3.9	23	33	-30.3	4,315	4,210	2.5
Airdrie	28	20	40.0	1	6	-83.3	673	680	-1.0	4	0	--	706	706	0.0
Beiseker	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Chestermere	22	14	57.1	0	0	--	256	152	68.4	2	0	--	280	166	68.7
Cochrane	6	12	-50.0	0	1	-100.0	402	302	33.1	3	0	--	411	315	30.5
Crossfield	2	0	--	0	0	--	18	5	260.0	0	0	--	20	5	300.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	17	43	-60.5	0	0	--	155	190	-18.4	2	0	--	174	233	-25.3
Total Rural	75	90	-16.7	1	7	-85.7	1,504	1,329	13.2	11	0	--	1,591	1,426	11.6
Grand Total	126	182	-30.8	3	14	-78.6	5,743	5,407	6.2	34	33	3.0	5,906	5,636	4.8

Table 5a: Calgary Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	12	0	0	0	46	0	46	0	58
East	0	0	0	0	0	0	0	0	0
North	2	0	0	0	34	0	34	0	36
Northeast	10	0	0	0	12	48	60	0	70
Northwest	0	0	0	0	0	0	0	0	0
South	0	0	0	0	18	0	18	0	18
Southeast	10	0	0	0	87	49	136	0	146
Southwest	0	0	0	0	3	48	51	0	51
West	0	0	0	0	52	53	105	0	105
Total Calgary City	34	0	0	0	252	198	450	0	484
Airdrie	6	0	0	0	11	0	11	6	23
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	14	0	0	0	19	0	19	0	33
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	20	0	0	0	30	0	30	6	56
Grand Total	54	0	0	0	282	198	480	6	540

Table 6b: Calgary Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2014

Area	Rental			Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	
Zone Not Coded	0	0	0	0	0	0	0	0
Centre	458	0	417	417	120	1,072	1,192	2,067
East	4	0	139	139	0	0	0	143
North	32	0	0	0	410	242	652	684
Northeast	76	0	0	0	117	266	383	459
Northwest	50	0	0	0	21	475	496	546
South	96	0	0	0	79	42	121	217
Southeast	158	0	0	0	481	429	910	1,068
Southwest	0	0	0	0	3	96	99	99
West	40	0	109	109	119	119	238	387
Total Calgary City	914	0	665	665	1,350	2,741	4,091	5,688
Airdrie	110	0	192	192	237	167	404	712
Beiseker	0	0	0	0	0	0	0	0
Chestermere	36	0	0	0	37	0	37	73
Cochrane	116	0	0	0	134	4	138	260
Crossfield	2	0	0	0	0	0	0	2
Irricana	0	0	0	0	0	0	0	0
MD Rockyview	12	0	0	0	0	0	0	12
Total Rural	276	0	192	192	408	171	579	1,059
Grand Total	1,190	0	857	857	1,758	2,912	4,670	6,747

Table 7: Calgary Metropolitan Area
Housing Under Construction by Zone: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	468	408	14.7	3,659	2,931	24.8	4,127	3,339	23.6
East	4	3	33.3	567	262	116.4	571	265	115.5
North	500	550	-9.1	943	680	38.7	1,443	1,230	17.3
Northeast	98	273	-64.1	480	283	69.6	578	556	4.0
Northwest	59	84	-29.8	838	769	9.0	897	853	5.2
South	383	269	42.4	1,513	398	280.2	1,896	667	184.3
Southeast	901	701	28.5	2,023	1,090	85.6	2,924	1,791	63.3
Southwest	33	92	-64.1	372	237	57.0	405	329	23.1
West	235	284	-17.3	295	423	-30.3	530	707	-25.0
Total Calgary City	2,681	2,664	0.6	10,690	7,073	51.1	13,371	9,737	37.3
Airdrie	437	406	7.6	712	708	0.6	1,149	1,114	3.1
Beiseker	1	0	--	0	0	--	1	0	--
Chestermere	224	181	23.8	90	80	12.5	314	261	20.3
Cochrane	225	223	0.9	326	216	50.9	551	439	25.5
Crossfield	11	6	83.3	8	0	--	19	6	216.7
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	157	150	4.7	58	12	383.3	215	162	32.7
Total Rural	1,055	966	9.2	1,194	1,016	17.5	2,249	1,982	13.5
Grand Total	3,736	3,630	2.9	11,884	8,089	46.9	15,620	11,719	33.3

Table 8: Calgary Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	4	4	0.0	0	0	--	232	190	22.1	232	214	8.4	468	408	14.7
East	0	0	--	0	0	--	3	1	200.0	1	2	-50.0	4	3	33.3
North	1	2	-50.0	0	0	--	423	339	24.8	76	209	-63.6	500	550	-9.1
Northeast	0	0	--	0	0	--	60	213	-71.8	38	60	-36.7	98	273	-64.1
Northwest	5	2	150.0	0	0	--	34	45	-24.4	20	37	-45.9	59	84	-29.8
South	0	2	-100.0	0	0	--	218	118	84.7	165	149	10.7	383	269	42.4
Southeast	9	1	800.0	0	0	--	308	131	135.1	584	569	2.6	901	701	28.5
Southwest	1	4	-75.0	0	0	--	17	51	-66.7	15	37	-59.5	33	92	-64.1
West	1	8	-87.5	2	0	--	164	106	54.7	68	170	-60.0	235	284	-17.3
Total Calgary City	21	23	-8.7	2	0	--	1,459	1,194	22.2	1,199	1,447	-17.1	2,681	2,664	0.6
Airdrie	8	6	33.3	0	0	--	156	108	44.4	273	292	-6.5	437	406	7.6
Beiseker	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Chestermere	6	3	100.0	0	0	--	96	23	317.4	122	155	-21.3	224	181	23.8
Cochrane	1	0	--	0	0	--	96	66	45.5	128	157	-18.5	225	223	0.9
Crossfield	0	0	--	1	0	--	4	1	300.0	6	5	20.0	11	6	83.3
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	10	16	-37.5	1	0	--	111	90	23.3	35	44	-20.5	157	150	4.7
Total Rural	25	25	0.0	2	0	--	464	288	61.1	564	653	-13.6	1,055	966	9.2
Grand Total	46	48	-4.2	4	0	--	1,923	1,482	29.8	1,763	2,100	-16.0	3,736	3,630	2.9

Table 9: Calgary Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	622	0	141	141	135	2,761	2,896	0	3,659
East	6	0	98	98	0	463	463	0	567
North	34	0	0	0	573	336	909	0	943
Northeast	36	0	0	0	217	227	444	0	480
Northwest	58	0	80	80	15	685	700	0	838
South	88	0	508	508	78	839	917	0	1,513
Southeast	104	0	134	134	473	1,312	1,785	0	2,023
Southwest	0	0	267	267	53	52	105	0	372
West	62	0	0	0	19	214	233	0	295
Total Calgary City	1,010	0	1,228	1,228	1,563	6,889	8,452	0	10,690
Airdrie	28	0	302	302	174	134	308	74	712
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	10	0	0	0	54	0	54	26	90
Cochrane	74	0	0	0	220	32	252	0	326
Crossfield	8	0	0	0	0	0	0	0	8
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	58	0	0	0	0	0	0	0	58
Total Rural	178	0	302	302	448	166	614	100	1,194
Grand Total	1,188	0	1,530	1,530	2,011	7,055	9,066	100	11,884

Table 10: Calgary Metropolitan Area

Housing Starts: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	451	441	2.3	877	278	215.5	1,328	719	84.7
February	559	486	15.0	711	410	73.4	1,270	896	41.7
March	450	500	-10.0	1,217	390	212.1	1,667	890	87.3
April	630	545	15.6	962	522	84.3	1,592	1,067	49.2
May	606	559	8.4	424	519	-18.3	1,030	1,078	-4.5
June	627	554	13.2	1,780	358	397.2	2,407	912	163.9
July	668	572	16.8	686	813	-15.6	1,354	1,385	-2.2
August	595	571	4.2	1,032	411	151.1	1,627	982	65.7
September	486	595	-18.3	1,042	309	237.2	1,528	904	69.0
October	454	569	-20.2	956	593	61.2	1,410	1,162	21.3
November	541	595	-9.1	537	1,098	-51.1	1,078	1,693	-36.3
Total	6,067	5,987	1.3	10,224	5,701	79.3	16,291	11,688	39.4

Table 11: Calgary Metropolitan Area

Housing Completions: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	449	385	16.6	1,340	196	583.7	1,789	581	207.9
February	590	404	46.0	275	504	-45.4	865	908	-4.7
March	377	432	-12.7	751	308	143.8	1,128	740	52.4
April	494	433	14.1	1,269	505	151.3	1,763	938	88.0
May	443	535	-17.2	277	607	-54.4	720	1,142	-37.0
June	526	543	-3.1	355	1,113	-68.1	881	1,656	-46.8
July	606	532	13.9	313	318	-1.6	919	850	8.1
August	606	450	34.7	539	434	24.2	1,145	884	29.5
September	579	620	-6.6	401	426	-5.9	980	1,046	-6.3
October	714	644	10.9	687	766	-10.3	1,401	1,410	-0.6
November	522	658	-20.7	540	494	9.3	1,062	1,152	-7.8
Total	5,906	5,636	4.8	6,747	5,671	19.0	12,653	11,307	11.9

Table 12: Calgary Metropolitan Area
Housing Under Construction: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	3,576	3,339	7.1	7,834	7,720	1.5	11,410	11,059	3.2
February	3,545	3,421	3.6	8,294	7,626	8.8	11,839	11,047	7.2
March	3,618	3,489	3.7	8,760	7,708	13.6	12,378	11,197	10.5
April	3,754	3,601	4.2	8,563	7,725	10.8	12,317	11,326	8.7
May	3,916	3,625	8.0	8,664	8,066	7.4	12,580	11,691	7.6
June	4,020	3,636	10.6	10,078	7,311	37.8	14,098	10,947	28.8
July	4,082	3,676	11.0	10,451	7,796	34.1	14,533	11,472	26.7
August	4,071	3,796	7.2	10,944	7,773	40.8	15,015	11,569	29.8
September	3,978	3,767	5.6	11,585	7,660	51.2	15,563	11,427	36.2
October	3,718	3,693	0.7	11,886	7,487	58.8	15,604	11,180	39.6
November	3,736	3,630	2.9	11,884	8,089	46.9	15,620	11,719	33.3

Table 13: Calgary Metropolitan Area

Single-Detached Housing Starts by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	1	15	-93.3	0	0	--	118	115	2.6	332	311	6.8	451	441	2.3
February	4	2	100.0	1	0	--	174	117	48.7	380	367	3.5	559	486	15.0
March	5	1	400.0	0	0	--	133	108	23.1	312	391	-20.2	450	500	-10.0
April	9	2	350.0	0	0	--	242	119	103.4	379	424	-10.6	630	545	15.6
May	3	4	-25.0	0	0	--	219	130	68.5	384	425	-9.6	606	559	8.4
June	2	6	-66.7	0	0	--	236	181	30.4	389	367	6.0	627	554	13.2
July	3	7	-57.1	2	0	--	230	128	79.7	433	437	-0.9	668	572	16.8
August	5	7	-28.6	0	0	--	213	131	62.6	377	433	-12.9	595	571	4.2
September	3	6	-50.0	1	0	--	183	201	-9.0	299	388	-22.9	486	595	-18.3
October	9	1	800.0	1	0	--	175	177	-1.1	269	391	-31.2	454	569	-20.2
November	3	2	50.0	0	0	--	249	173	43.9	289	420	-31.2	541	595	-9.1
Total	47	63	-11.3	5	0	--	2,172	1,590	37.5	3,843	4,354	-11.7	6,067	5,967	1.3

Table 14: Calgary Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	9	8	12.5	0	1	-100.0	439	376	16.8	1	0	--	449	385	16.6
February	13	14	-7.1	0	3	-100.0	574	385	49.1	3	2	50.0	590	404	46.0
March	10	19	-47.4	0	4	-100.0	366	406	-9.9	1	3	-66.7	377	432	-12.7
April	10	13	-23.1	1	1	0.0	480	416	15.4	3	3	0.0	494	433	14.1
May	11	15	-26.7	0	1	-100.0	427	518	-17.6	5	1	400.0	443	535	-17.2
June	12	25	-52.0	0	1	-100.0	505	508	-0.6	9	9	0.0	526	543	-3.1
July	11	14	-21.4	1	0	--	589	518	13.7	5	0	--	606	532	13.9
August	12	14	-14.3	1	0	--	592	433	36.7	1	3	-66.7	606	450	34.7
September	14	17	-17.6	0	1	-100.0	562	602	-6.6	3	0	--	579	620	-6.6
October	17	30	-43.3	0	1	-100.0	695	604	15.1	2	9	-77.8	714	644	10.9
November	7	13	-46.2	0	1	-100.0	514	641	-19.8	1	3	-66.7	522	658	-20.7
Total	126	182	-30.8	3	14	-78.6	5,743	5,407	6.2	34	33	3.0	5,906	5,636	4.8

Table 15: Calgary Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	48	85	-43.5	1	5	-80.0	1,371	1,234	11.1	2,156	2,015	7.0	3,576	3,339	7.1
February	47	90	-47.8	2	4	-50.0	1,473	1,288	14.4	2,023	2,039	-0.8	3,545	3,421	3.6
March	45	85	-47.1	2	3	-33.3	1,556	1,368	13.7	2,015	2,033	-0.9	3,618	3,489	3.7
April	52	81	-35.8	2	3	-33.3	1,605	1,354	18.5	2,095	2,163	-3.1	3,754	3,601	4.2
May	49	81	-39.5	2	4	-50.0	1,733	1,371	26.4	2,132	2,169	-1.7	3,916	3,625	8.0
June	48	70	-31.4	2	3	-33.3	1,817	1,364	33.2	2,153	2,199	-2.1	4,020	3,636	10.6
July	45	71	-36.6	3	3	0.0	1,784	1,324	34.7	2,250	2,278	-1.2	4,082	3,676	11.0
August	42	70	-40.0	2	3	-33.3	1,795	1,314	36.6	2,232	2,409	-7.3	4,071	3,796	7.2
September	34	71	-52.1	3	2	50.0	1,775	1,391	27.6	2,166	2,303	-5.9	3,978	3,767	5.6
October	41	47	-12.8	4	1	300.0	1,829	1,425	28.4	1,844	2,220	-16.9	3,718	3,693	0.7
November	46	48	-4.2	4	0	--	1,923	1,482	29.8	1,763	2,100	-16.0	3,736	3,630	2.9

Table 16: Calgary Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2014

Month		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	148	0	0	0	220	497	717	12	877
February	116	0	0	0	115	480	595	0	711
March	98	0	150	150	157	812	969	0	1,217
April	132	0	0	0	227	597	824	6	962
May	140	0	0	0	220	64	284	0	424
June	102	0	67	67	268	1,343	1,611	0	1,780
July	118	0	57	57	178	327	505	6	686
August	156	0	84	84	205	571	776	16	1,032
September	74	0	135	135	258	559	817	16	1,042
October	142	0	98	98	177	511	688	28	956
November	174	0	64	64	113	158	271	28	537
Total	1,400	0	655	655	2,138	5,919	8,057	112	10,224

Table 17: Calgary Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2014

Month		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	98	0	295	295	266	681	947	0	1,340
February	132	0	0	0	65	78	143	0	275
March	72	0	224	224	101	354	455	0	751
April	120	0	110	110	139	900	1,039	0	1,269
May	88	0	0	0	159	24	183	6	277
June	106	0	0	0	120	117	237	12	355
July	110	0	0	0	113	90	203	0	313
August	120	0	196	196	83	140	223	0	539
September	104	0	0	0	212	85	297	0	401
October	186	0	32	32	218	245	463	6	687
November	54	0	0	0	282	198	480	6	540
Total	1,190	0	857	857	1,758	2,912	4,670	30	6,747

Table 18: Calgary Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2014

Month		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,040	0	548	548	1,504	4,712	6,216	30	7,834
February	1,024	0	548	548	1,594	5,098	6,692	30	8,294
March	1,050	0	474	474	1,654	5,552	7,206	30	8,760
April	1,062	0	474	474	1,742	5,249	6,991	36	8,563
May	1,108	0	474	474	1,807	5,245	7,052	30	8,664
June	1,098	0	541	541	1,963	6,458	8,421	18	10,078
July	1,106	0	598	598	2,028	6,695	8,723	24	10,451
August	1,142	0	490	490	2,154	7,118	9,272	40	10,944
September	1,112	0	1,231	1,231	2,200	6,986	9,186	56	11,585
October	1,068	0	1,329	1,329	2,159	7,252	9,411	78	11,886
November	1,188	0	1,530	1,530	2,011	7,055	9,066	100	11,884

Table 19: Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	0	5	-100.0	42	43	-2.3	42	48	-12.5
East	0	0	--	0	130	-100.0	0	130	-100.0
North	49	106	-53.8	11	2	450.0	60	108	-44.4
Northeast	15	42	-64.3	10	24	-58.3	25	66	-62.1
Northwest	4	9	-55.6	0	7	-100.0	4	16	-75.0
South	46	36	27.8	0	4	-100.0	46	40	15.0
Southeast	160	153	4.6	21	164	-87.2	181	317	-42.9
Southwest	2	5	-60.0	0	0	--	2	5	-60.0
West	12	25	-52.0	0	2	-100.0	12	27	-55.6
Total Calgary City	288	381	-24.4	84	376	-77.7	372	757	-50.9
Airdrie	42	24	75.0	2	6	-66.7	44	30	46.7
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	18	19	-5.3	0	5	-100.0	18	24	-25.0
Cochrane	33	33	0.0	17	10	70.0	50	43	16.3
Crossfield	1	0	--	0	0	--	1	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	5	3	66.7	0	4	-100.0	5	7	-28.6
Total Rural	99	79	25.3	19	25	-24.0	118	104	13.5
Grand Total	387	460	-15.9	103	401	-74.3	490	861	-43.1

Table 20: Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2014

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	410	445	-7.9	286	409	-30.1	696	854	-18.5
February	446	426	4.7	94	535	-82.4	540	961	-43.8
March	424	408	3.9	82	501	-83.6	506	909	-44.3
April	415	394	5.3	82	448	-81.7	497	842	-41.0
May	383	430	-10.9	78	431	-81.9	461	861	-46.5
June	370	434	-14.7	103	419	-75.4	473	853	-44.5
July	331	456	-27.4	86	298	-71.1	417	754	-44.7
August	303	453	-33.1	85	311	-72.7	388	764	-49.2
September	315	423	-25.5	84	231	-63.6	399	654	-39.0
October	358	434	-17.5	124	349	-64.5	482	783	-38.4
November	387	460	-15.9	103	401	-74.3	490	861	-43.1

Table 21: Calgary Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	0	4	-100.0	0	1	-100.0	0	5	-100.0
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	49	106	-53.8	0	0	--	49	106	-53.8
Northeast	0	0	--	0	0	--	15	41	-63.4	0	1	-100.0	15	42	-64.3
Northwest	0	0	--	0	0	--	4	9	-55.6	0	0	--	4	9	-55.6
South	0	0	--	0	0	--	46	36	27.8	0	0	--	46	36	27.8
Southeast	3	5	-40.0	0	0	--	157	148	6.1	0	0	--	160	153	4.6
Southwest	1	0	--	0	0	--	1	5	-80.0	0	0	--	2	5	-60.0
West	0	1	-100.0	0	0	--	12	24	-50.0	0	0	--	12	25	-52.0
Total Calgary City	4	6	-33.3	0	0	--	284	373	-23.9	0	2	-100.0	288	381	-24.4
Airdrie	1	0	--	0	0	--	40	23	73.9	1	1	0.0	42	24	75.0
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	1	1	0.0	0	0	--	17	18	-5.6	0	0	--	18	19	-5.3
Cochrane	0	0	--	0	0	--	31	31	0.0	2	2	0.0	33	33	0.0
Crossfield	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	5	3	66.7	0	0	--	5	3	66.7
Total Rural	2	1	100.0	0	0	--	94	75	25.3	3	3	0.0	99	79	25.3
Grand Total	6	7	-14.3	0	0	--	378	448	-15.6	3	5	-40.0	387	460	-15.9

Table 22: Calgary Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	7	11	-36.4	0	0	—	398	421	-5.5	5	13	-61.5	410	445	-7.9
February	9	11	-18.2	0	0	—	432	403	7.2	5	12	-58.3	446	426	4.7
March	8	9	-11.1	0	0	—	411	389	5.7	5	10	-50.0	424	408	3.9
April	8	9	-11.1	0	0	—	402	375	7.2	5	10	-50.0	415	394	5.3
May	8	11	-27.3	0	0	—	371	410	-9.5	4	9	-55.6	383	430	-10.9
June	4	11	-63.6	0	0	—	361	414	-12.8	5	9	-44.4	370	434	-14.7
July	3	10	-70.0	0	0	—	325	437	-25.6	3	9	-66.7	331	456	-27.4
August	3	10	-70.0	0	0	—	297	436	-31.9	3	7	-57.1	303	453	-33.1
September	4	8	-50.0	0	0	—	308	411	-25.1	3	4	-25.0	315	423	-25.5
October	6	7	-14.3	0	0	—	349	422	-17.3	3	5	-40.0	358	434	-17.5
November	6	7	-14.3	0	0	—	378	448	-15.6	3	5	-40.0	387	460	-15.9

Table 23: Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	5	0	30	30	7	0	7	0	42
East	0	0	0	0	0	0	0	0	0
North	11	0	0	0	0	0	0	0	11
Northeast	8	0	0	0	2	0	2	0	10
Northwest	0	0	0	0	0	0	0	0	0
South	0	0	0	0	0	0	0	0	0
Southeast	20	0	0	0	1	0	1	0	21
Southwest	0	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0	0
Total Calgary City	44	0	30	30	10	0	10	0	84
Airdrie	0	0	0	0	1	1	2	0	2
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	8	0	0	0	7	0	7	2	17
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	8	0	0	0	8	1	9	2	19
Grand Total	52	0	30	30	18	1	19	2	103

Table 24: Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2014

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	50	0	185	185	29	20	49	2	286
February	57	0	0	0	23	12	35	2	94
March	51	0	0	0	11	18	29	2	82
April	51	0	0	0	14	15	29	2	82
May	51	0	0	0	16	9	25	2	78
June	69	0	0	0	23	9	32	2	103
July	57	0	0	0	18	9	27	2	86
August	58	0	0	0	19	6	25	2	85
September	69	0	0	0	11	2	13	2	84
October	80	0	30	30	11	1	12	2	124
November	52	0	30	30	18	1	19	2	103

Table 25: Calgary Metropolitan Area

Unabsorbed Single-Detached Units by Zone and Months Since Completion: November 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North	17	12	2	3	1	1	0	1	0	0	1	1	10	49
Northeast	4	0	1	0	0	0	0	0	0	1	0	0	9	15
Northwest	0	0	1	0	0	1	0	0	0	0	0	1	1	4
South	14	2	3	0	0	2	0	0	1	0	0	0	24	46
Southeast	52	23	3	5	2	5	2	0	0	4	1	0	63	160
Southwest	0	0	0	0	0	0	0	0	0	0	2	0	0	2
West	4	2	2	2	0	0	0	0	0	0	0	0	2	12
Total Calgary City	91	39	12	10	3	9	2	1	1	5	4	2	109	288
Airdrie	1	2	9	1	0	0	5	11	0	0	0	0	13	42
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	3	0	0	0	0	0	0	0	0	0	0	0	15	18
Cochrane	1	1	2	1	1	2	2	0	0	0	0	0	23	33
Crossfield	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	2	0	0	0	0	0	0	3	5
Total Rural	5	3	12	2	1	4	7	11	0	0	0	0	54	99
Grand Total	96	42	24	12	4	13	9	12	1	5	4	2	163	387

Table 26: Calgary Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: November 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	10	30	0	0	0	0	1	0	0	0	0	0	1	42
East	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North	1	0	10	0	0	0	0	0	0	0	0	0	0	11
Northeast	2	1	0	0	0	1	2	4	0	0	0	0	0	10
Northwest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southeast	6	8	0	0	0	0	0	0	2	0	0	0	5	21
Southwest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Calgary City	19	39	10	0	0	1	3	4	2	0	0	0	6	84
Airdrie	0	0	0	0	0	1	0	0	0	0	0	0	1	2
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cochrane	4	0	0	2	0	0	0	0	0	1	0	0	10	17
Crossfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	4	0	0	2	0	1	0	0	0	1	0	0	11	19
Grand Total	23	39	10	2	0	2	3	4	2	1	0	0	17	103

Table 27: Calgary Metropolitan Area

Unabsorbed Single-Detached Dwellings by Zone and Price Range: November 2014

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	0	0	0	0	0
East	0	0	0	0	0	0	0
North	0	0	15	23	6	5	49
Northeast	0	4	5	6	0	0	15
Northwest	0	0	0	0	0	4	4
South	0	5	10	20	9	2	46
Southeast	4	30	39	33	23	31	160
Southwest	0	0	0	0	0	2	2
West	0	0	0	0	0	12	12
Total Calgary City	4	38	69	82	38	66	289
Airdrie	0	3	12	17	3	7	42
Beiseker	0	0	0	0	0	0	0
Chestermere	0	0	3	10	1	4	18
Cochrane	0	16	5	7	2	3	33
Crossfield	0	1	0	0	0	0	1
Imicana	0	0	0	0	0	0	0
MD Rockyview	0	0	0	1	1	3	5
Total Rural	0	20	20	38	7	17	99
Grand Total	4	58	89	120	45	83	388

Table 28: Calgary Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2014

Month	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
January	4	82	113	98	36	77	410
February	4	87	123	116	38	78	446
March	4	84	120	111	29	76	424
April	4	85	111	111	32	72	415
May	4	75	105	99	33	67	383
June	2	66	110	92	34	66	370
July	2	58	88	88	34	61	331
August	4	48	84	81	30	56	303
September	4	50	81	93	28	59	315
October	8	60	87	97	36	70	358
November	4	59	89	117	45	73	387

Table 29a: Calgary Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: November 2014

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	0	0	0	6	6
East	0	0	0	0	0	0	0
North	0	2	16	37	20	21	96
Northeast	0	3	21	9	3	2	38
Northwest	0	0	0	0	0	3	3
South	1	1	8	10	7	8	35
Southeast	4	38	40	32	27	24	165
Southwest	0	0	0	0	0	0	0
West	0	0	0	0	3	34	37
Total Calgary City	5	44	85	88	60	98	380
Airdrie	0	2	12	8	12	6	40
Beiseker	0	0	0	0	0	0	0
Chestermere	0	1	3	7	2	12	25
Cochrane	1	4	11	16	7	3	42
Crossfield	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0
MD Rockyview	0	0	0	2	3	1	6
Total Rural	1	7	26	33	24	22	113
Grand Total	6	51	111	121	84	120	493

Table 29b: Calgary Metropolitan Area
 Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2014

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	0	2	7	294	303
East	0	0	0	1	1	1	3
North	0	111	348	462	143	88	1,152
Northeast	1	77	249	121	19	5	472
Northwest	0	0	2	5	12	70	89
South	3	62	121	152	37	21	396
Southeast	16	351	421	304	180	219	1,491
Southwest	0	5	3	26	16	35	85
West	0	0	0	2	29	318	349
Total Calgary City	20	606	1,144	1,075	444	1,051	4,340
Airdrie	4	106	212	210	83	73	688
Beiseker	0	0	0	0	0	0	0
Chestermere	1	5	29	101	65	79	280
Cochrane	2	86	144	100	51	25	408
Crossfield	3	11	2	3	0	0	19
Irricana	0	0	0	0	0	0	0
MD Rockyview	0	7	16	25	24	98	170
Total Rural	10	215	403	439	223	275	1,565
Grand Total	30	821	1,547	1,514	667	1,326	5,905

Table 30a: Calgary Metropolitan Area
Absorbed Units by Zone and Type: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	6	18	-66.7	65	68	-4.4	71	86	-17.4
East	0	0	--	0	0	--	0	0	--
North	96	125	-23.2	36	6	500.0	132	131	0.8
Northeast	38	78	-51.3	71	28	153.6	109	106	2.8
Northwest	3	4	-25.0	4	39	-89.7	7	43	-83.7
South	35	17	105.9	20	0	--	55	17	223.5
Southeast	165	193	-14.5	157	98	60.2	322	291	10.7
Southwest	0	16	-100.0	51	2	2,450.0	51	18	183.3
West	37	52	-28.8	53	21	152.4	90	73	23.3
Total Calgary City	380	503	-24.5	457	262	74.4	837	765	9.4
Airdrie	40	66	-39.4	23	77	-70.1	63	143	-55.9
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	25	24	4.2	0	16	-100.0	25	40	-37.5
Cochrane	42	29	44.8	29	87	-66.7	71	116	-38.8
Crossfield	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	6	9	-33.3	0	0	--	6	9	-33.3
Total Rural	113	129	-12.4	52	180	-71.1	165	309	-46.6
Grand Total	493	632	-22.0	509	442	15.2	1,002	1,074	-6.7

Table 30b: Calgary Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	309	254	21.7	1,694	1,077	57.3	2,003	1,331	50.5
East	3	1	200.0	134	2	6,600.0	137	3	4,466.7
North	1,152	1,016	13.4	675	492	37.2	1,827	1,508	21.2
Northeast	472	487	-3.1	454	754	-39.8	926	1,241	-25.4
Northwest	92	123	-25.2	555	228	143.4	647	351	84.3
South	396	207	91.3	221	98	125.5	617	305	102.3
Southeast	1,491	1,489	0.1	1,085	1,048	3.5	2,576	2,537	1.5
Southwest	86	141	-39.0	99	97	2.1	185	238	-22.3
West	356	483	-26.3	259	199	30.2	615	682	-9.8
Total Calgary City	4,357	4,201	3.7	5,176	3,995	29.6	9,533	8,196	16.3
Airdrie	688	718	-4.2	716	834	-14.1	1,404	1,552	-9.5
Beiseker	0	1	--	0	0	--	0	1	--
Chestermere	280	152	84.2	76	271	-72.0	356	423	-15.8
Cochrane	408	311	31.2	254	269	-5.6	662	580	14.1
Crossfield	19	5	280.0	2	0	--	21	5	320.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	172	234	-26.5	16	0	--	188	234	-19.7
Total Rural	1,567	1,421	10.3	1,064	1,374	-22.6	2,631	2,795	-5.9
Grand Total	5,924	5,622	5.4	6,240	5,369	16.2	12,164	10,991	10.7

Table 31a: Calgary Metropolitan Area
 Absorbed Single-Detached Units by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	5	15	-66.7	1	3	-66.7	6	18	-66.7
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	1	-100.0	0	0	--	96	124	-22.6	0	0	--	96	125	-23.2
Northeast	0	0	--	0	0	--	38	78	-51.3	0	0	--	38	78	-51.3
Northwest	0	0	--	0	0	--	3	4	-25.0	0	0	--	3	4	-25.0
South	0	0	--	0	0	--	35	17	105.9	0	0	--	35	17	105.9
Southeast	3	6	-50.0	0	0	--	162	187	-13.4	0	0	--	165	193	-14.5
Southwest	0	0	--	0	0	--	0	16	-100.0	0	0	--	0	16	-100.0
West	0	1	-100.0	0	1	-100.0	37	50	-26.0	0	0	--	37	52	-28.8
Total Calgary City	3	8	-62.5	0	1	-100.0	376	491	-23.4	1	3	-66.7	380	503	-24.5
Airdrie	2	3	-33.3	0	0	--	38	63	-39.7	0	0	--	40	66	-39.4
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	1	1	0.0	0	0	--	24	23	4.3	0	0	--	25	24	4.2
Cochrane	1	0	--	0	0	--	41	29	41.4	0	0	--	42	29	44.8
Crossfield	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	1	-100.0	0	0	--	6	8	-25.0	0	0	--	6	9	-33.3
Total Rural	4	5	-20.0	0	0	--	109	124	-12.1	0	0	--	113	129	-12.4
Grand Total	7	13	-46.2	0	1	-100.0	485	615	-21.1	1	3	-66.7	493	632	-22.0

Table 31b: Calgary Metropolitan Area
 Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	4	5	-20.0	0	1	-100.0	289	223	29.6	16	25	-36.0	309	254	21.7
East	0	0	--	0	0	--	3	1	200.0	0	0	--	3	1	200.0
North	5	4	25.0	1	0	--	1,146	1,011	13.4	0	1	-100.0	1,152	1,016	13.4
Northeast	0	1	-100.0	0	1	-100.0	471	485	-2.9	1	0	--	472	487	-3.1
Northwest	7	6	16.7	0	0	--	85	117	-27.4	0	0	--	92	123	-25.2
South	4	1	300.0	0	1	-100.0	388	205	89.3	4	0	--	396	207	91.3
Southeast	19	41	-53.7	1	2	-50.0	1,471	1,444	1.9	0	2	-100.0	1,491	1,489	0.1
Southwest	4	7	-42.9	0	0	--	81	133	-39.1	1	1	0.0	86	141	-39.0
West	11	28	-60.7	0	3	-100.0	343	445	-22.9	2	7	-71.4	356	483	-26.3
Total Calgary City	54	93	-41.9	2	8	-75.0	4,277	4,064	5.2	24	36	-33.3	4,367	4,201	3.7
Airdrie	27	21	28.6	1	6	-83.3	656	691	-5.1	4	0	--	688	718	-4.2
Beiseker	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Chestermere	22	15	46.7	0	0	--	256	137	86.9	2	0	--	280	152	84.2
Cochrane	6	12	-50.0	0	1	-100.0	399	292	36.6	3	6	-50.0	408	311	31.2
Crossfield	2	0	--	0	0	--	17	5	240.0	0	0	--	19	5	280.0
Irnicana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	17	43	-60.5	0	0	--	153	191	-19.9	2	0	--	172	234	-26.5
Total Rural	74	92	-19.6	1	7	-85.7	1,481	1,316	12.5	11	6	83.3	1,567	1,421	10.3
Grand Total	128	185	-30.8	3	15	-80.0	5,758	5,380	7.0	35	42	-16.7	5,924	5,622	5.4

Table 32a: Calgary Metropolitan Area
 Absorbed Multiple Units by Zone, Type and Tenure: August 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	56	0	4	4	8	92	100	0	160
East	2	0	0	0	0	0	0	0	2
North	0	0	0	0	9	0	9	0	9
Northeast	9	0	0	0	0	0	0	0	9
Northwest	8	0	0	0	0	0	0	0	8
South	0	0	0	0	0	0	0	0	0
Southeast	10	0	0	0	0	3	3	0	13
Southwest	0	0	0	0	0	48	48	0	48
West	2	0	0	0	18	0	18	0	20
Total Calgary City	87	0	4	4	35	143	178	0	269
Airdrie	6	0	192	192	34	0	34	0	232
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	10	0	0	0	0	0	0	0	10
Cochrane	16	0	0	0	13	0	13	0	29
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	32	0	192	192	47	0	47	0	271
Grand Total	119	0	196	196	82	143	225	0	540

Table 32b: Calgary Metropolitan Area
 Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2014

Area	Rental			Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	
Zone Not Coded	0	0	0	0	0	0	0	0
Centre	475	0	10	10	120	1,089	1,209	1,694
East	4	0	130	130	0	0	0	134
North	21	0	0	0	412	242	654	675
Northeast	73	0	0	0	115	266	381	454
Northwest	52	0	0	0	23	480	503	555
South	100	0	0	0	79	42	121	221
Southeast	146	0	0	0	487	434	921	1,085
Southwest	0	0	0	0	3	96	99	99
West	40	0	55	55	45	119	164	259
Total Calgary City	911	0	195	195	1,284	2,768	4,052	5,176
Airdrie	112	0	192	192	239	167	406	716
Beiseker	0	0	0	0	0	0	0	0
Chestermere	38	0	0	0	38	0	38	76
Cochrane	116	0	0	0	128	4	132	254
Crossfield	2	0	0	0	0	0	0	2
Irricana	0	0	0	0	0	0	0	0
MD Rockyview	16	0	0	0	0	0	0	16
Total Rural	284	0	192	192	405	171	576	1,064
Grand Total	1,195	0	387	387	1,689	2,939	4,628	6,240

Table 33a: Calgary Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: August 2014

Area	Bungalow		Split Level		Two Storey		Undetermined/Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	-	-	-	-	-	-	-	-	-	-
Centre	1,125,000	1,125,000	-	-	1,318,184	1,199,000	785,000	785,000	1,294,753	1,180,000
East	-	-	-	-	670,000	670,000	-	-	670,000	670,000
North	-	-	-	-	535,477	527,709	-	-	535,477	527,709
Northeast	-	-	-	-	488,390	490,030	-	-	488,390	490,030
Northwest	913,672	913,672	-	-	1,191,688	1,105,000	-	-	1,136,084	930,000
South	-	-	-	-	583,792	540,000	-	-	583,792	540,000
Southeast	781,705	781,705	480,016	480,016	546,648	498,645	-	-	547,611	498,645
Southwest	-	-	-	-	889,360	1,059,000	-	-	889,360	1,059,000
West	1,145,000	1,145,000	-	-	934,871	819,000	-	-	945,122	820,900
Total Calgary City	1,022,075	965,000	480,016	480,016	636,015	541,063	785,000	785,000	640,376	545,370
Airdrie	420,550	420,550	-	-	575,023	551,100	-	-	570,848	550,650
Beiseker	-	-	-	-	-	-	-	-	-	-
Chestermere	535,700	535,700	-	-	657,088	641,900	-	-	654,265	641,900
Cochrane	-	-	-	-	489,913	430,300	-	-	489,913	430,300
Crossfield	-	-	-	-	352,200	359,300	-	-	352,200	359,300
Irricana	-	-	-	-	-	-	-	-	-	-
MD Rockyview	883,633	849,900	-	-	1,067,986	972,900	-	-	1,044,942	961,400
Total Rural	671,283	647,800	-	-	625,826	564,200	-	-	627,285	564,200
Grand Total	830,734	849,900	480,016	480,016	633,016	549,950	785,000	785,000	636,478	550,296

Table 33b: Calgary Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	-	-	-	-	-	-	-	-	-	-
Centre	1,499,081	1,550,000	-	-	1,404,716	1,100,000	1,902,500	1,775,000	1,432,247	1,125,000
East	-	-	-	-	705,633	670,000	-	-	705,633	670,000
North	571,505	526,463	614,504	614,504	533,926	529,900	-	-	534,159	529,900
Northeast	-	-	-	-	474,656	475,630	465,000	465,000	474,636	475,614
Northwest	1,252,611	1,284,535	-	-	1,024,549	973,559	-	-	1,039,924	979,989
South	424,648	431,147	-	-	513,147	505,073	573,000	533,500	512,857	505,073
Southeast	523,722	457,608	480,016	480,016	537,019	491,820	-	-	536,811	491,295
Southwest	1,733,810	1,154,412	-	-	771,530	644,350	878,000	878,000	818,066	649,900
West	1,589,536	1,635,000	-	-	1,027,579	971,000	963,627	963,627	1,044,924	983,800
Total Calgary City	989,414	812,688	547,260	547,260	637,450	532,127	1,500,094	1,375,000	646,477	533,981
Airdrie	539,492	515,900	290,551	290,551	525,173	508,450	557,225	569,700	525,581	508,950
Beiseker	-	-	-	-	-	-	-	-	-	-
Chestermere	621,170	564,200	-	-	630,005	607,200	577,500	577,500	628,936	603,650
Cochrane	601,667	510,100	-	-	495,244	471,400	423,233	424,300	496,279	472,000
Crossfield	428,050	428,050	-	-	372,359	349,500	-	-	378,221	351,500
Irricana	-	-	-	-	-	-	-	-	-	-
MD Rockyview	747,494	774,700	-	-	906,216	779,500	799,500	799,500	890,650	784,500
Total Rural	611,754	559,900	290,551	290,551	572,842	529,900	545,310	547,300	574,300	530,400
Grand Total	770,611	587,750	461,690	480,016	620,786	530,740	1,219,275	876,500	627,348	532,450

Table 34a: Calgary Metropolitan Area

Absorbed Units from Inventory by Zone and Type: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	2	5	-60.0	17	40	-57.5	19	45	-57.8
East	0	0	--	0	0	--	0	0	--
North	10	20	-50.0	1	0	--	11	20	-45.0
Northeast	7	11	-36.4	3	21	-85.7	10	32	-68.8
Northwest	0	0	--	4	31	-87.1	4	31	-87.1
South	2	1	100.0	2	0	--	4	1	300.0
Southeast	36	8	350.0	17	4	325.0	53	12	341.7
Southwest	0	14	-100.0	0	2	-100.0	0	16	-100.0
West	7	6	16.7	0	4	-100.0	7	10	-30.0
Total Calgary City	64	66	-1.5	44	102	-56.9	108	167	-35.3
Airdrie	1	2	-50.0	0	2	-100.0	1	4	-75.0
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	0	0	--	0	2	-100.0	0	2	-100.0
Cochrane	2	0	--	0	0	--	2	0	--
Crossfield	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	0	0	--
Total Rural	3	2	50.0	0	4	-100.0	3	6	-50.0
Grand Total	67	67	0.0	44	106	-58.5	111	173	-35.8

Table 34b: Calgary Metropolitan Area
 Absorbed Units from Inventory by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	24	26	-7.7	154	244	-36.9	178	270	-34.1
East	0	0	--	130	0	--	130	0	--
North	206	180	14.4	5	28	-82.1	211	208	1.4
Northeast	111	103	7.8	24	126	-81.0	135	229	-41.0
Northwest	14	17	-17.6	17	61	-72.1	31	78	-60.3
South	30	9	233.3	4	15	-73.3	34	24	41.7
Southeast	200	183	9.3	54	93	-41.9	254	276	-8.0
Southwest	18	51	-64.7	0	6	--	18	57	-68.4
West	53	55	-3.6	60	35	71.4	113	90	25.6
Total Calgary City	656	624	5.1	448	608	-26.3	1,104	1,232	-10.4
Airdrie	13	24	-45.8	9	192	-95.3	22	216	-89.8
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	4	4	0.0	3	12	-75.0	7	16	-56.3
Cochrane	7	31	-77.4	5	22	-77.3	12	53	-77.4
Crossfield	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	0	8	--	0	0	--	0	8	--
Total Rural	24	67	-64.2	17	226	-92.5	41	293	-86.0
Grand Total	680	691	-1.6	465	834	-44.2	1,145	1,525	-24.9

Table 35a: Calgary Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	2	4	-50.0	0	1	-100.0	2	5	-60.0
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	10	20	-50.0	0	0	--	10	20	-50.0
Northeast	0	0	--	0	0	--	7	11	-36.4	0	0	--	7	11	-36.4
Northwest	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
South	0	0	--	0	0	--	2	1	100.0	0	0	--	2	1	100.0
Southeast	1	0	--	0	0	--	35	8	337.5	0	0	--	36	8	350.0
Southwest	0	0	--	0	0	--	0	14	-100.0	0	0	--	0	14	-100.0
West	0	0	--	0	0	--	7	6	16.7	0	0	--	7	6	16.7
Total Calgary City	1	0	--	0	0	--	63	64	-1.6	0	1	-100.0	64	65	-1.5
Airdrie	0	1	-100.0	0	0	--	1	1	0.0	0	0	--	1	2	-50.0
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Cochrane	0	0	--	0	0	--	2	0	--	0	0	--	2	0	--
Crossfield	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	0	1	-100.0	0	0	--	3	1	200.0	0	0	--	3	2	50.0
Grand Total	1	1	0.0	0	0	--	66	65	1.5	0	1	-100.0	67	67	0.0

Table 35b: Calgary Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	23	23	0.0	1	3	-66.7	24	26	-7.7
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	206	179	15.1	0	1	-100.0	206	180	14.4
Northeast	0	0	--	0	1	-100.0	110	102	7.8	1	0	--	111	103	7.8
Northwest	0	1	-100.0	0	0	--	14	16	-12.5	0	0	--	14	17	-17.6
South	0	0	--	0	0	--	30	9	233.3	0	0	--	30	9	233.3
Southeast	6	4	50.0	0	0	--	194	178	9.0	0	1	-100.0	200	183	9.3
Southwest	0	0	--	0	0	--	18	50	-64.0	0	1	-100.0	18	51	-64.7
West	3	1	200.0	0	0	--	50	54	-7.4	0	0	--	53	55	-3.6
Total Calgary City	9	6	50.0	0	1	-100.0	645	611	5.6	2	6	-66.7	656	624	5.1
Airdrie	0	1	-100.0	0	0	--	13	23	-43.5	0	0	--	13	24	-45.8
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	0	1	-100.0	0	0	--	4	3	33.3	0	0	--	4	4	0.0
Cochrane	0	0	--	0	0	--	7	25	-72.0	0	6	-100.0	7	31	-77.4
Crossfield	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	1	-100.0	0	0	--	0	7	-100.0	0	0	--	0	8	-100.0
Total Rural	0	3	-100.0	0	0	--	24	58	-58.6	0	6	-100.0	24	67	-64.2
Grand Total	9	9	0.0	0	1	-100.0	669	669	0.0	2	12	-83.3	680	691	-1.6

Table 36a: Calgary Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	14	0	0	0	3	0	3	0	17
East	0	0	0	0	0	0	0	0	0
North	1	0	0	0	0	0	0	0	1
Northeast	3	0	0	0	0	0	0	0	3
Northwest	4	0	0	0	0	0	0	0	4
South	2	0	0	0	0	0	0	0	2
Southeast	17	0	0	0	0	0	0	0	17
Southwest	0	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0	0
Total Calgary City	41	0	0	0	3	0	3	0	44
Airdrie	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	0	0	0	0	0	0	0	0	0
Grand Total	41	0	0	0	3	0	3	0	44

Table 36b: Calgary Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	110	0	0	0	23	21	44	0	154
East	0	0	130	130	0	0	0	0	130
North	3	0	0	0	2	0	2	0	5
Northeast	24	0	0	0	0	0	0	0	24
Northwest	10	0	0	0	2	5	7	0	17
South	4	0	0	0	0	0	0	0	4
Southeast	37	0	0	0	6	11	17	0	54
Southwest	0	0	0	0	0	0	0	0	0
West	0	0	55	55	0	5	5	0	60
Total Calgary City	188	0	185	185	33	42	75	0	448
Airdrie	2	0	0	0	7	0	7	0	9
Beiseker	0	0	0	0	0	0	0	0	0
Cheslermere	2	0	0	0	1	0	1	0	3
Cochrane	0	0	0	0	5	0	5	0	5
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	4	0	0	0	13	0	13	0	17
Grand Total	192	0	185	185	46	42	88	0	465

Table 37a: Calgary Metropolitan Area

Absorbed Units at Completion by Zone and Type: November 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	4	13	-69.2	46	26	71.4	52	41	26.8
East	0	0	--	0	0	--	0	0	--
North	86	105	-18.1	35	6	483.3	121	111	9.0
Northeast	31	67	-53.7	68	7	871.4	99	74	33.8
Northwest	3	4	-25.0	0	8	-100.0	3	12	-75.0
South	33	16	106.3	18	0	--	51	16	218.8
Southeast	129	185	-30.3	140	94	48.9	269	279	-3.6
Southwest	0	2	-100.0	51	0	--	51	2	2,450.0
West	30	46	-34.8	53	17	211.8	83	63	31.7
Total Calgary City	316	436	-27.9	413	160	158.1	729	596	21.9
Airdrie	39	64	-39.1	23	75	-69.3	62	139	-55.4
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	25	24	4.2	0	14	-100.0	25	38	-34.2
Cochrane	40	29	37.9	29	87	-66.7	69	116	-40.5
Crossfield	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	6	9	-33.3	0	0	--	6	9	-33.3
Total Rural	110	127	-13.4	52	176	-70.5	162	303	-46.5
Grand Total	426	565	-24.6	465	336	38.4	891	901	-1.1

Table 37b: Calgary Metropolitan Area
 Absorbed Units at Completion by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	285	228	25.0	1,540	833	84.9	1,825	1,061	72.0
East	3	1	200.0	4	2	100.0	7	3	133.3
North	945	836	13.0	670	464	44.4	1,615	1,300	24.2
Northeast	361	384	-6.0	430	628	-31.5	791	1,012	-21.8
Northwest	78	106	-26.4	538	167	222.2	616	273	125.6
South	366	198	84.8	217	83	161.4	583	281	107.5
Southeast	1,291	1,306	-1.1	1,031	955	8.0	2,322	2,261	2.7
Southwest	68	90	-24.4	99	91	8.8	167	181	-7.7
West	303	428	-29.2	199	164	21.3	502	592	-15.2
Total Calgary City	3,700	3,577	3.4	4,728	3,387	39.6	8,428	6,964	21.0
Airdrie	675	694	-2.7	707	642	10.1	1,382	1,336	3.4
Beisokor	0	1	--	0	0	--	0	1	--
Chestermore	276	148	86.5	73	259	-71.8	349	407	-14.3
Cochrane	401	280	43.2	249	247	0.8	650	527	23.3
Crossfield	19	5	280.0	2	0	--	21	5	320.0
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	172	226	-23.9	12	0	--	184	226	-18.6
Total Rural	1,543	1,354	14.0	1,043	1,148	-9.1	2,586	2,502	3.4
Grand Total	5,243	4,931	6.3	5,771	4,535	27.3	11,014	9,466	16.4

Table 38a: Calgary Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: November 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	3	11	-72.7	1	2	-50.0	4	13	-69.2
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	1	-100.0	0	0	--	86	104	-17.3	0	0	--	86	105	-18.1
Northeast	0	0	--	0	0	--	31	67	-53.7	0	0	--	31	67	-53.7
Northwest	0	0	--	0	0	--	3	4	-25.0	0	0	--	3	4	-25.0
South	0	0	--	0	0	--	33	16	106.3	0	0	--	33	16	106.3
Southeast	2	6	-66.7	0	0	--	127	179	-29.1	0	0	--	129	185	-30.3
Southwest	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
West	0	1	-100.0	0	1	-100.0	30	44	-31.8	0	0	--	30	46	-34.8
Total Calgary City	2	8	-75.0	0	1	-100.0	313	427	-26.7	1	2	-50.0	316	438	-27.9
Airdrie	2	2	0.0	0	0	--	37	62	-40.3	0	0	--	39	64	-39.1
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	1	1	0.0	0	0	--	24	23	4.3	0	0	--	25	24	4.2
Cochrane	1	0	--	0	0	--	39	29	34.5	0	0	--	40	29	37.9
Crossfield	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	1	-100.0	0	0	--	6	8	-25.0	0	0	--	6	9	-33.3
Total Rural	4	4	0.0	0	0	--	106	123	-13.8	0	0	--	110	127	-13.4
Grand Total	6	12	-50.0	0	1	-100.0	419	550	-23.8	1	2	-50.0	426	565	-24.6

Table 38b: Calgary Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	4	5	-20.0	0	1	-100.0	266	200	33.0	15	22	-31.8	285	228	25.0
East	0	0	--	0	0	--	3	1	200.0	0	0	--	3	1	200.0
North	5	4	25.0	1	0	--	939	832	12.9	0	0	--	945	836	13.0
Northeast	0	1	-100.0	0	0	--	361	383	-5.7	0	0	--	361	384	-6.0
Northwest	7	5	40.0	0	0	--	71	101	-29.7	0	0	--	78	106	-26.4
South	4	1	300.0	0	1	-100.0	358	196	82.7	4	0	--	366	196	84.8
Southeast	13	37	-64.9	1	2	-50.0	1,277	1,266	0.9	0	1	-100.0	1,291	1,306	-1.1
Southwest	4	7	-42.9	0	0	--	63	83	-24.1	1	0	--	68	90	-24.4
West	8	27	-70.4	0	3	-100.0	293	391	-25.1	2	7	-71.4	303	428	-29.2
Total Calgary City	45	87	-48.3	2	7	-71.4	3,631	3,453	5.2	22	30	-26.7	3,700	3,577	3.4
Airdrie	27	20	35.0	1	6	-83.3	643	668	-3.7	4	0	--	675	694	-2.7
Beiseker	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Chestermere	22	14	57.1	0	0	--	252	134	88.1	2	0	--	276	148	86.5
Cochrane	6	12	-50.0	0	1	-100.0	392	267	46.8	3	0	--	401	280	43.2
Crossfield	2	0	--	0	0	--	17	5	240.0	0	0	--	19	5	280.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	17	42	-59.5	0	0	--	153	184	-16.8	2	0	--	172	226	-23.9
Total Rural	74	89	-16.9	1	7	-85.7	1,457	1,258	15.8	11	0	--	1,543	1,354	14.0
Grand Total	119	176	-32.4	3	14	-78.6	5,088	4,711	8.0	33	30	10.0	5,243	4,931	6.3

Table 39a: Calgary Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: November 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	8	0	0	0	40	0	40	0	48
East	0	0	0	0	0	0	0	0	0
North	1	0	0	0	34	0	34	0	35
Northeast	8	0	0	0	12	48	60	0	68
Northwest	0	0	0	0	0	0	0	0	0
South	0	0	0	0	18	0	18	0	18
Southeast	4	0	0	0	87	49	136	0	140
Southwest	0	0	0	0	3	48	51	0	51
West	0	0	0	0	0	53	53	0	53
Total Calgary City	21	0	0	0	194	198	392	0	413
Airdrie	6	0	0	0	11	0	11	6	23
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	14	0	0	0	15	0	15	0	29
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural	20	0	0	0	26	0	26	6	52
Grand Total	41	0	0	0	220	198	418	6	465

Table 39b: Calgary Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2014

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	365	0	10	10	97	1,068	1,165	0	1,540
East	4	0	0	0	0	0	0	0	4
North	18	0	0	0	410	242	652	0	670
Northeast	49	0	0	0	115	266	381	0	430
Northwest	42	0	0	0	21	475	496	0	538
South	96	0	0	0	79	42	121	0	217
Southeast	109	0	0	0	481	423	904	18	1,031
Southwest	0	0	0	0	3	96	99	0	99
West	40	0	0	0	45	114	159	0	199
Total Calgary City	723	0	10	10	1,251	2,726	3,977	18	4,728
Airdrie	110	0	192	192	232	167	399	6	707
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	36	0	0	0	37	0	37	0	73
Cochrane	116	0	0	0	123	4	127	6	249
Crossfield	2	0	0	0	0	0	0	0	2
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	12	0	0	0	0	0	0	0	12
Total Rural	276	0	192	192	392	171	563	12	1,043
Grand Total	999	0	202	202	1,643	2,897	4,540	30	5,771

Table 40: Calgary Metropolitan Area
Percent Absorbed at Completion by Zone: November 2014

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
Centre	100.0	82.8	83.9
East	0	0	0
North	83.5	97.2	87.1
Northeast	88.6	97.1	94.3
Northwest	100.0	0	100.0
South	70.2	100.0	78.5
Southeast	71.3	95.9	82.3
Southwest	0	100.0	100.0
West	88.2	50.5	59.7
Total Calgary City	77.6	85.3	81.8
Airdrie	97.5	100.0	98.4
Beiseker	0	0	0
Chestermere	89.3	0	89.3
Cochrane	97.6	87.9	93.2
Crossfield	0	0	0
Irricana	0	0	0
MD Rockyview	100.0	0	100.0
Total Rural	95.7	92.9	94.7
Grand Total	81.6	86.1	83.9

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

November 2014									
City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	541	595	-9.1	537	1,098	-51.1	1,078	1,693	-36.3
Edmonton	641	567	13.1	860	558	54.1	1,501	1,125	33.4
Grande Prairie	20	23	-13.0	2	2	0.0	22	25	-12.0
Lethbridge	37	52	-28.8	29	4	625.0	66	56	17.9
Medicine Hat	22	17	29.4	0	22	-100.0	22	39	-43.6
Red Deer	47	42	11.9	32	99	-67.7	79	141	-44.0
Wood Buffalo	22	23	-4.3	0	53	-100.0	22	76	-71.1

Table 42: Alberta Centres with Population of 50,000+

Housing Starts: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	6,067	5,987	1.3	10,224	5,701	79.3	16,291	11,688	39.4
Edmonton	6,304	5,581	13.0	6,482	7,881	-17.8	12,786	13,462	-5.0
Grande Prairie	360	374	-3.7	297	141	110.6	657	515	27.6
Lethbridge	459	483	-5.0	149	99	50.5	608	582	4.5
Medicine Hat	183	216	-15.3	70	28	150.0	253	244	3.7
Red Deer	365	365	0.0	466	385	21.0	831	750	10.8
Wood Buffalo	204	324	-37.0	179	584	-69.3	383	908	-57.8

Table 43: Alberta Centres with Population of 50,000+

Housing Completions

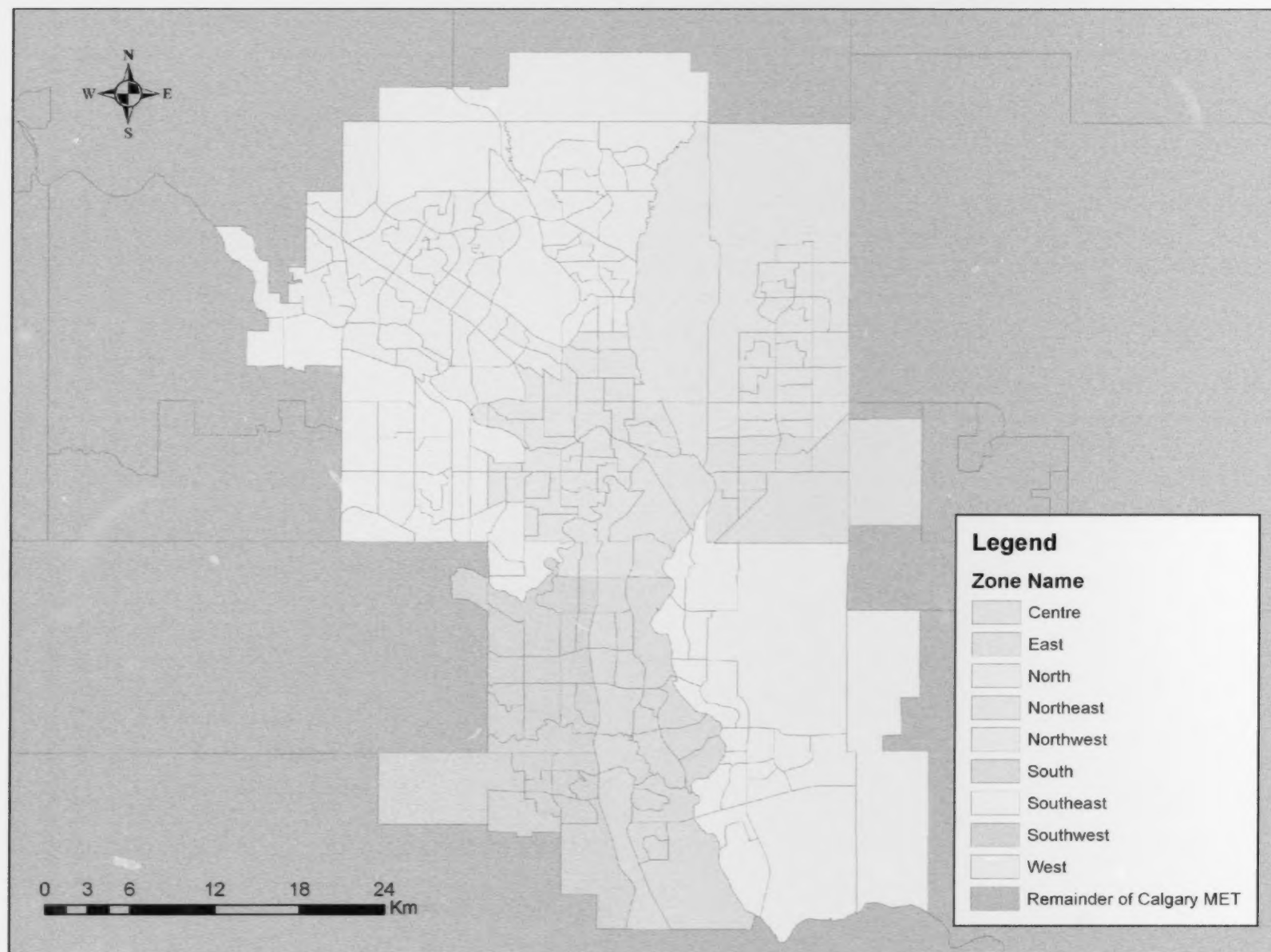
November 2014									
City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	522	658	-20.7	540	494	9.3	1,062	1,152	-7.8
Edmonton	599	580	3.3	952	947	0.5	1,551	1,527	1.6
Grande Prairie	15	29	-48.3	0	12	-100.0	15	41	-63.4
Lethbridge	26	59	-55.9	42	0	—	68	59	15.3
Medicine Hat	8	34	-76.5	4	0	—	12	34	-64.7
Red Deer	32	47	-31.9	16	107	-85.0	48	154	-68.8
Wood Buffalo	10	32	-68.8	8	8	0.0	18	40	-55.0

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	5,906	5,636	4.8	6,747	5,671	19.0	12,653	11,307	11.9
Edmonton	5,540	5,246	5.6	6,399	6,108	4.8	11,939	11,354	5.2
Grande Prairie	330	506	-34.8	203	144	41.0	533	650	-18.0
Lethbridge	457	521	-12.3	180	108	66.7	637	629	1.3
Medicine Hat	158	244	-35.2	32	60	-46.7	190	304	-37.5
Red Deer	326	328	-0.6	509	285	78.6	835	613	36.2
Wood Buffalo	255	326	-21.8	220	346	-36.4	475	672	-29.3

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

November 2014									
City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	3,736	3,630	2.9	11,884	8,089	46.9	15,620	11,719	33.3
Edmonton	4,719	4,078	15.7	10,025	9,767	2.6	14,744	13,845	6.5
Grande Prairie	276	248	11.3	353	185	90.8	629	433	45.3
Lethbridge	369	354	4.2	113	136	-16.9	482	490	-1.6
Medicine Hat	118	85	38.8	60	22	172.7	178	107	66.4
Red Deer	217	184	17.9	203	243	-16.5	420	427	-1.6
Wood Buffalo	147	175	-16.0	411	636	-35.4	558	811	-31.2



METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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